

Calder Valley Community Land Trust

Social Impact Report to 31 December 2023

Introduction

We are a relatively small organisation, and therefore we use simple and pragmatic methods to calculate our Social Value. CVCLT's first social value report was issued in the summer of 2020. The report is available on our public website, at <http://www.caldervalleyclt.org.uk/docs/socialvalue.pdf>. A summarised version was included in the Annual Accounts for 2020

Three methods were used to collect the requisite information for 2020 but for subsequent years we only repeated the empirical data collection and the calculation of Trustee input. Although we did not repeat the survey of members and supporters during 2022, we undertook a wider consultation with our members and supporters during 2023

Examples of social impact

Box 4 gives examples of our empirical data collection about the outputs and outcomes associated with activities undertaken by CVCLT during 2023

Box 4 Examples of CVCLT's social impact during 2023

Activity	Evidence
Raising awareness around housing issues	<ul style="list-style-type: none">• Planning is underway for more public meetings in 2024 under the title 'Housing – its an Issue'.• A group of Trustees and our Executive Manager met with our MP Craig Whittaker to highlight housing issues in the Valley• Some of our tenants, a Trustee and our Executive Manager feature in a Calderdale climate action plan case study video (available on our YouTube channel)• CVCLT participated in events such as Calderdale Council's Corporate Peer Challenge• A bi-monthly newsletter is sent to a mailing list of members and supporters.

<p>Encouraging partnerships and organisations</p>	<ul style="list-style-type: none"> • CVCLT worked with Hebden Royd Town Council’s (HRTC) climate change officer resulting in HRTC supporting energy efficiency measures at a property in Hebden Bridge. • CVCLT chair the Community Anchor Network in Calderdale bringing together 15 community organisations quarterly. • CVCLT attends regular meetings of Registered Providers (RPs) in Calderdale, comprising around 8 organisations. • CVCLT has mentored one CLT, met with another CLT to share knowledge. • CVCLT attended key account management meetings with CMBC’s housing team. • CVCLT supported the research of 2 PhD students (one visited from Japan) and a group of Masters students from Sheffield studying architecture. • CVCLT has agreed to look for opportunities for Green Building Skills students from Todmorden College to gain work experience and employment on our projects. • CVCLT have agreed to partner with Heptonstall Community Assets to market a community share offer in Heptonstall. • CVCLT participated in the VCSE Strategy events, Hebden Bridge Community Association events, Hebden Royd Business Forum and at a national event for community shares practitioners and cooperatives. • CVCLT has partnered with an RP which is providing management services for tenants in CVCLT housing and will be the co-developer of a 19 unit housing development in Todmorden, and a 20 unit housing development planned for Hebden Bridge • CVCLT continues to work with the local community to preserve the grade 2 listed Hebden Bridge Signal Box and a Heritage Group has been established which is compiling material and stories. • CVCLT hosted a visit from a new member of staff at Homes England who was brought in to Head up the new Self Commissioned Homes Unit which will be working to scale up self-build, custom build and community led housing.
<p>Supporting community spaces</p>	<ul style="list-style-type: none"> • Hosted visit from Todmorden Unitarian Church to share our experience of retrofitting a traditional community building. • Fielden Hall, owned by CVCLT, is a community facility used regularly by around 16 organisations and groups, including the University of the Third Age, music groups for adults and children, exercise and yoga groups, and a dog training class. The Hall continues to be popular for weddings. Post-covid numbers are steadily increasing. • Repairs to Fielden Hall are on-going, and £150,000 has been allocated from the Todmorden Town Deal, to be matched by further funding currently being sought, to improve energy efficiency in the Hall. A successful funding bid for £247,000 was submitted late in 2023 to the Community Ownership Fund, and the Fielden Community Association has been offered a grant for £20,000 from Awards for All.
<p>Providing housing</p>	<ul style="list-style-type: none"> • Planning permission was granted in 2023 for a scheme of 20 properties at High Street. The costs are being reviewed, and it is hoped that the scheme may go ahead on the completion of the Ferney Lee development. • CVCLT continues to seek leases on three empty properties, currently owned by CMBC. We have secured most of the money required for their refurbishment and retrofitting. • We are purchasing a 2-bedroom property at below-market value from a member via a zero-interest mortgage. Purchase was completed in April 2024, and Homes England has awarded a grant for the refurbishment. • A supporter has donated to the CVCLT a small plot of land. Legal work is underway. • CVCLT continues to provide affordable housing via 2 properties at Fielden Hal and 4 independent living bungalows for older people.

Supporting the local economy	<ul style="list-style-type: none"> • Enterprise centre will <ul style="list-style-type: none"> ○ Create employment and contracting opportunities for up to 30 SMEs. ○ Bring an estimated £8m capital investment into the local economy.. ○ Attract modern job opportunities to Todmorden in creative, digital and knowledge sectors. • We continue to contract with organisations local to the Upper Calder Valley: <ul style="list-style-type: none"> ○ We commissioned a local marketing consultant to increase the CVCLT's reach into wider sections of the community and to increase our Equality Diversity and Inclusion capacity. ○ We continue to engage a local IT consultant to provide our website and IT support. ○ We utilise the services of a local Architect for our Signal Box scheme. ○ We utilise the services of a local gardener to maintain the communal areas at our Birks Court housing. • Our employee has lived in the Upper Calder Valley for many years
Encouraging community participation	<ul style="list-style-type: none"> • One new trustee was recruited, whilst two Trustees resigned reducing the size of the Board to 12 • 4 additional supporters joined our Advisory Group, bringing the number to 13. • 373 people follow us on Facebook (an increase from 313 at the end of 2022) and 322 people like our page (an increase from 269) • 647 people subscribed to our Newsletter (an increase from 589 at the end of 2022) • We have 1,246 followers on Twitter/X (an increase from 1,120 at the end of 2022) • We had 79 followers on Instagram (a new social medium for us: our account was only set up in November)

The imputed value of Trustees' input

The imputed value of Trustees' input recognises that volunteering both has an intrinsic value for those who volunteer, and an imputed financial value. Until October 2021, the organisation was entirely volunteer run until our first employee, funded by the National Lottery Community Fund, commenced work.

Each year, Trustees complete a survey in which they estimate the time spent undertaking CVCLT activities. Table 2 provides a comparative analysis of estimated input between 2022 and 2023. We had a full complement of Trustees throughout 2023, resulting in an increase in the total hours for the year, although the average and total hours input per month has remained the same.

Valuing Trustee time at £15 per hour, the total imputed value for 2023 is £53,280.

Table 2 Comparative analysis of estimated Trustee input

Estimated Trustee Input	2023**	2022*
Total number hours/month	296.0	296.2
Average no hours/month	24.67 (median = 16.71, range = 6.42-65)	24.68 (median = 15, range = 6-66)
Total number hours/year	3,552	3,346
% increase total hours for CVCLT	6.2%%	-3.7%

NB * Calculations based on 10 Trustees working for 12 months, and 2 for 6 months each
 ** Calculation based on 12 Trustees working for 12 months

Social Impact of Community Investment

This is the monetary equivalent of the CVCLT’s direct impact on individuals. We have estimated the net benefit using the HACT methodology: the results are given in table 3. We have selected wellbeing values, which include provision of employment with associated training, and the opportunities for regular volunteering for our Board Members, the wellbeing values associated with the provision of homes to older people, and the wellbeing values associated with our ownership of a community facility which enables the running of many social activities, of which two have been selected as examples.

Table 3 Estimated social impact of community investment

Activity	Associated outcome or value	Net benefit
Board of Trustees	Volunteer at least once a month for at least 2 months	£38,988
Executive manager	Move to Full time employment	£14,433
Training of manager	General training for job	£1,567
Elderly tenants	No problems with vandalism/graffiti	£16,288
Elderly tenants	No litter problems	£14,220
Elderly tenants	Good neighbourhood	£15,012
Fielden Hall	Members of fitness groups	£16,700
Fielden Hall	Members of social group	£18,500
Total		£135,708

The estimation of the social value of our community investment is £135,708, which together with the imputed value of the volunteer Trustees’ input of £53,280 gives a potential social value impact totalling £188,988.

**Calder Valley Community Land Trust Ltd,
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Calder Valley Community Land Trust Ltd is registered under the Co-operative and Community Benefit Societies Act 2014, Registration Number 7038. Calder Valley CLT Ltd has charitable status with HMRC, Registration Number EW35609.

