



ANNUAL REPORT

2021-2022

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Communities Housing Trust is a Company Limited by Guarantee (SC182862) and a Scottish Charity (SC027544)
Landlord Registration No: 131303/270/23030 - Letting Agent Registration No: LARN1906024 - VAT Registration No: 980 7002 27

IMAGE CREDIT: STAFFIN COMMUNITY TRUST

CONTENTS

- 3 About us
- 4 Context and need
- 5 Our year 2021-22

In detail:

- 10 Supporting communities
- 14 Housing people
- 16 Self Build Loan Fund
- 18 Woodland Crofts Partnership
- 19 Funders and partners

- 20 Balance sheet
- 21 Statement of financial activities

IMAGE CREDIT: CHT

Image:
Tenants receive key to
their new houses,
Cannich, March 2022h





ABOUT US

The Communities Housing Trust is the leading organisation for facilitating community-led housing in Scotland.

We work closely with communities across rural, remote and island areas to actively tackle repopulation and long-term sustainability.

We take a holistic view and creative approach that looks beyond just housing, and have facilitated well over 1,000 genuinely affordable homes and other needed amenities in more than 120 communities across central and northern Scotland.

Together with communities, we develop viable solutions to the evolving challenges of community development in less well-served places. This includes pioneering a range of housing tenures, and financial and technical solutions (such as the Rural Housing Burden) that provide much-needed flexibility and support, and are used Scotland-wide.

Image:
Community-led
mixed development of
Achtercairn, Gairloch

CONTEXT & NEED

Our latest Housing Needs Surveys in Highland, with 954 respondents, showed that an average of 91% agree that more affordable housing is needed; 81% know friends or family who have had to move away due to unsuitable or unaffordable housing, or lack of availability; and 97% agree that new housing must be highly energy efficient.

Almost 50% of all our survey respondents are in fuel poverty, double the Scottish average, with many in extreme fuel poverty.

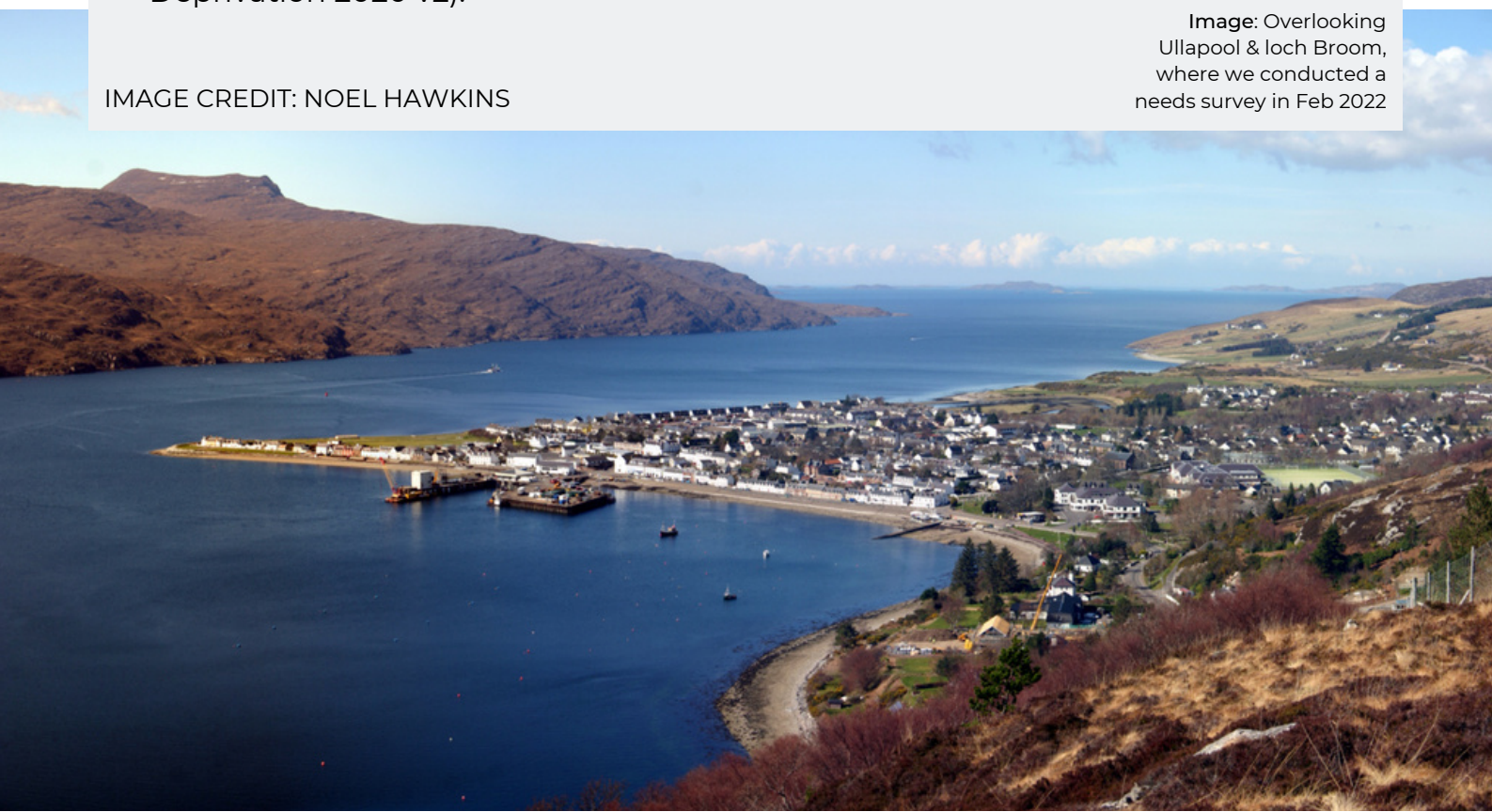
Overall in Highland we are seeing 3-4 times the demand for the properties we have available, based on the number of relevant applications.

We have undertaken further surveys in Perth & Kinross, Argyll & Bute and Moray, with similar findings.

This provides a strong basis for the continuation and expansion of work, with communities who are disproportionately affected by a lack of secure, affordable housing; consequent homelessness and outward migration; fuel poverty; and service provision. We are currently working in four of the top 10 most deprived areas for lack of services (Scotland Index of Multiple Deprivation 2020 v2).

IMAGE CREDIT: NOEL HAWKINS

Image: Overlooking Ullapool & Loch Broom, where we conducted a needs survey in Feb 2022



OUR YEAR 2021-22

With the continuation of the Covid 19 pandemic, and the ongoing impact of Brexit, we have seen increased supply chain disruption and an unprecedented increase in inflation making development even more challenging.

Despite this, CHT has continued to provide an excellent service to communities and support for the increase in community-led housing projects. The Board recognises the stresses caused by home working and our special thanks to the staff should be noted. It is credit to the staff that they have managed to keep projects moving forward and build relationships with new communities looking for solutions to their housing and sustainability needs.

We do, however, need to identify additional grant funding to support the early community engagement work and this will be a priority along with monitoring the challenges presented by the ongoing Covid pandemic and Brexit.

Image:
12 affordable homes
under construction in
Tomintoul, Cairngorms
National Park, Feb 22

Supporting communities

This year we had:

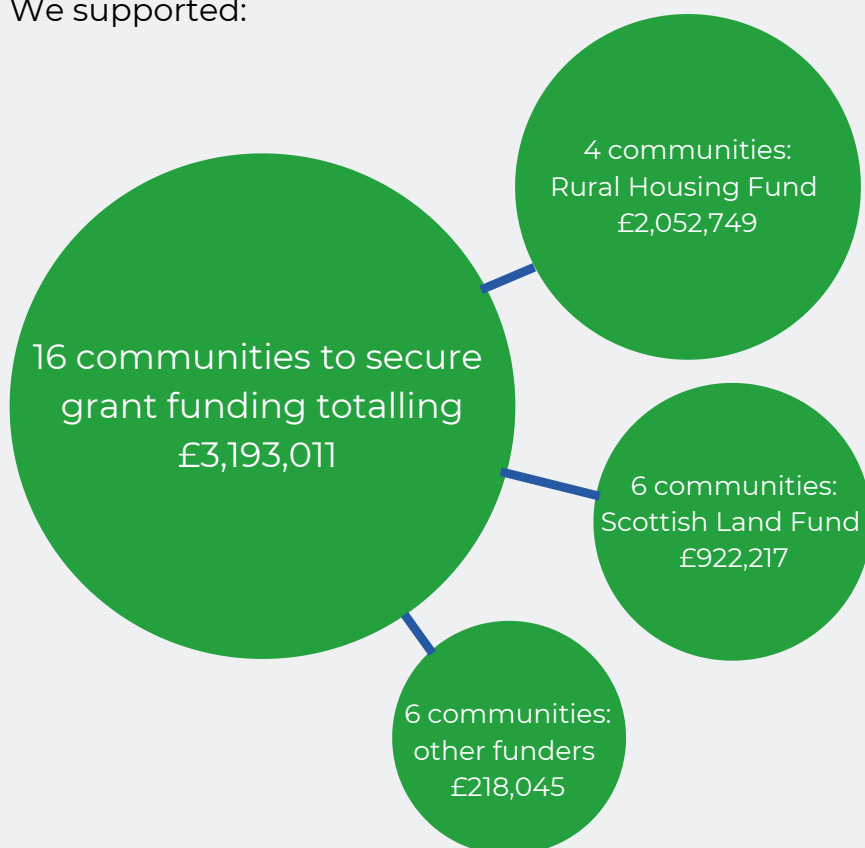


We completed four developments with a total of 13 homes in Edderton; Staffin, Skye; Applecross; and Cannich.

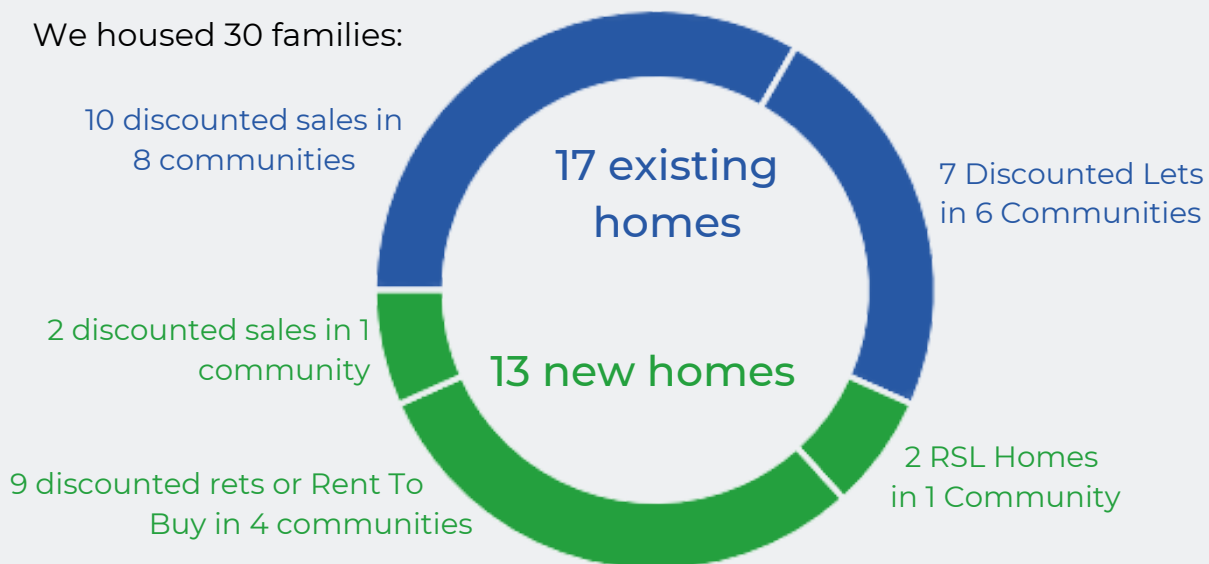
We undertook:



We supported:



We housed 30 families:



Discounted house sales

We concluded the sale of ten properties, including the last of the Greener Homes properties in Arisaig.

Rural Housing Burden

To date, 123 discounted properties have been sold with a Rural Housing Burden (RHB), spread over nearly 40 remote and rural communities.

Self Build Loan Fund

Due to demand and evidence of ongoing need, ministers approved an additional £2 million for the Fund, taking the total to £6 million. This year, we issued 17 loans (up 31% from last year) with a value of £2,554,600 in seven Local Authority areas.

Image:
Rent To Buy and
rental homes in Aultbea



Development agency work


As reported last year we continue to provide Development Agency services for Lochaber Housing Association and the Highland Council as well as community organisations mentioned previously.

Raising our profile

Our social media presence remains strong with increased followers and interaction year on year. Our social media posts have been viewed well over 700,000 times this year (more than double last year's figures), and our audience has grown to 9,230 (up 12% on last year).

As well as social media platforms to inform and raise awareness, staff have attended various online events and presented at some of these events and conferences. We have received increased regional and national news coverage, regularly featuring in the national press, the BBC, STV and others.


Selection of media coverage from the year




The Press and Journal
Evening Express

Turning an eyesore into an asset: Funding boost for Skye community project to convert disused school into affordable houses

By John Ross | January 27, 2022, 5:00 pm




Glendale is a fragile area with a lack of affordable housing. Picture by Al Means.




BBC NEWS

New Skye homes built to help halt depopulation




COMMUNITY TRUST




Strathspey & Badenoch HERALD

Pioneering affordable housing project mooted for Aviemore


By Gavin Musgrove - gavin.musgrove@hnmmedia.co.uk
Published: 14.06, 26 November 2021 | Updated: 14.07, 26 November 2021



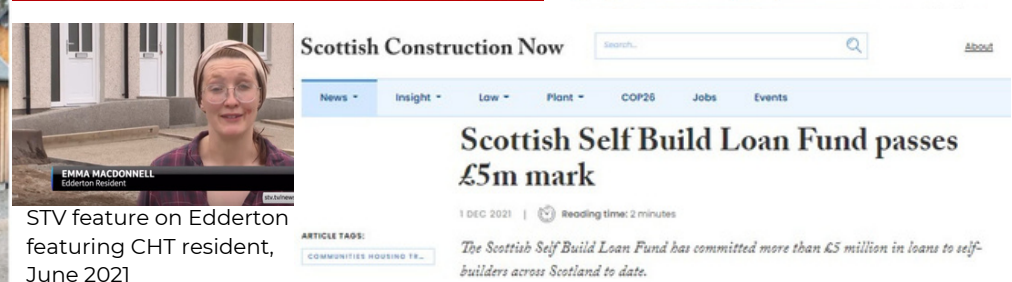


The Oban Times
INCORPORATING LOCHABER TIMES

Funding milestone for innovative croft project at Glengarry



Applecross Community Company staff Roslyn Clarke and Megan MacInnes outside 'The Fair Hollow' homes



Scottish Construction Now

Scottish Self Build Loan Fund passes £5m mark

1 DEC 2021 | Reading time: 2 minutes

The Scottish Self Build Loan Fund has committed more than £5 million in loans to self-builders across Scotland to date.

Awards

CHT received four Scottish and UK awards during 2021-22.

All received regional and/or national media coverage and we were able to raise our public profile as a result.



Achtercairn, Gairloch

'Excellence in Regeneration,' at the CIH Scotland Housing Awards

'Best Regeneration Project (Rural and Suburban),' at the UK Inside Housing Development Awards



Rothiemurchus, Aviemore

'Excellence in Housing Innovation,' at the CIH Scotland Housing Awards

'Rural Housing award' (joint winner) at Scottish Land & Estates' Helping It Happen Awards



Image:

Ronnie MacRae receives the Inside Housing Development Award in London, Nov 2021





IN DETAIL

Supporting communities

This year we have:

- carried out seven Housing & Community Needs surveys including in Aviemore, Mount Blair and Scourie
- received 71 early-stage enquiries on community-led developments
- carried out 20 feasibility studies and 16 site investigations
- supported 49 communities to take forward developments
- helped 16 communities secure grant funding totaling £3,193,011

Six of these communities secured land or assets through the Scottish Land Fund with a value of £922,217, in:



- Scourie
- Edinbane
- Isle of Canna
- Finnerne
- Invergarry
- Laggan

Image:
Board members of
Edinbane Community
Company at site now in
community ownership
for affordable housing,
July 2021

Completed developments

Staffin, Skye



A project with Staffin Development Trust, Lochalsh & Skye Housing Association and NHS Highland.

THE NEED

The small crofting township was suffering with an ageing and falling population and the migration of young people in search of work - 40 residents left in just four years - as well as a lack of permanent all-year round employment and affordable housing.

WHAT'S ON SITE

- Two homes for community rent, owned by Staffin Development Trust and managed by the Communities Housing Trust
- Two homes for social rent with Lochalsh & Skye Housing Association
- Two homes for discounted sale with the Communities Housing Trust
- A community-owned health centre leased to NHS Highland
- Community-owned commercial and office space leased to local company

THE IMPACT

These are the first affordable homes in Staffin in 23 years, built with Skye-based architects (Rural Design) and contractors (James McQueen) to complement the sensitive landscape.

12 adults and eight children moved into their homes in February 2022, and a further family home will be provided by converting the former GP clinic. Homes are now protected stock for the local community in perpetuity, the population and school roll has increased, rental income from the facilities will be invested in future community projects, health services are improved and expanded and there are new economic opportunities for existing and new business - all helping to build long-term resilience.

Applecross



A project with Applecross Community Company and NHS Highland.

THE NEED

A severe lack of affordable housing in Applecross, particularly for older residents with health or care needs, prompted the project.

WHAT'S ON SITE

- Three accessible homes for community rent, owned by Applecross Community Company and managed by CHT
- One of the homes is wheelchair accessible

THE IMPACT

Three families in dire housing need moved into their new homes in March 2022, which are adjacent to the health centre, for easier access if needed. This is the first affordable housing project taken on by Applecross Community Company - but not the last, as they now undertake a further project with a range of tenures for all age groups.



Cannich



A project with Strathglass & Affric Community Company and NHS Highland.

THE NEED

Very few quality, secure and affordable homes were available in this small community.

WHAT'S ON SITE

- Two family homes for community rent, owned by Strathglass & Affric Community Company and managed by CHT

THE IMPACT

Two families with no local housing opportunities available to them moved into their new homes in February 2022, on the site of the former nurse's house in the centre of Cannich. Local contractors MC Builders completed the homes to an exceptionally high standard.



Edderton



Increasing the number of Rent To Buy homes in communities.

THE NEED

A dwindling and ageing population was beginning to threaten key services such as the school.

WHAT'S ON SITE

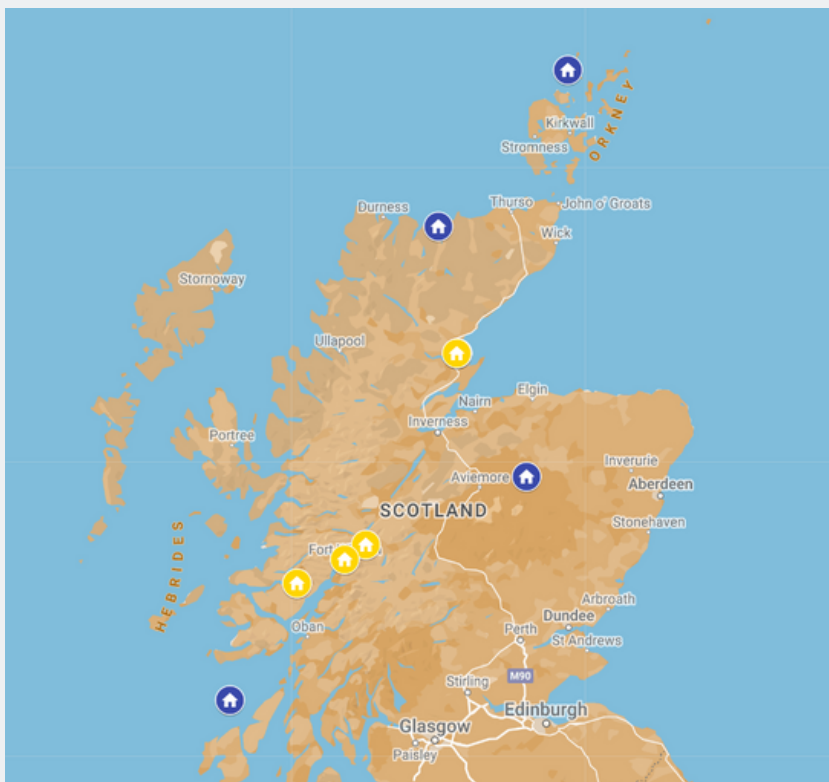
- Two Rent To Buy homes

THE IMPACT

Two families from the area who would otherwise have had to leave now have lifetime homes, helping to build generational wealth. One of the new residents, born and bred in Edderton, also featured in an STV broadcast in June 2021 about the housing needs survey we undertook to attract new people to the village and boost the population.

Developments on site

We have a further ten development projects on site, providing a total of 97 homes.



Blue: We are providing 35 homes ourselves or with community partners in:

- Westray
- Bettyhill
- Dornoch
- Tomintoul
- Colonsay

Yellow: We are providing a further 62 homes as development agent for the Highland Council and Lochaber Housing in:

- Fort William x 2
- Spean Bridge
- Dornoch
- Strontian

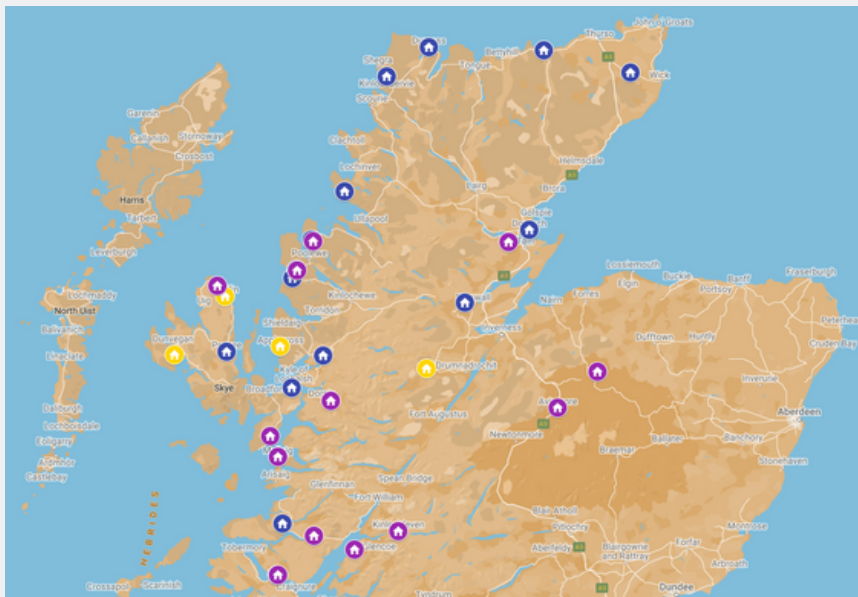


IN DETAIL

Housing people

In addition to the completed developments, we provided homes for a further 17 households in 15 communities, including both discounted rentals and sales.

Currently, we have 64 homes providing secure tenancies for households in over 30 communities.



Blue:
CHT-owned homes for rental

Purple:
Rent To Buy homes

Yellow:
CHT-managed homes on behalf of communities

Image:
Teacher Natalie White moved into a home in Aultbea in June 2021

Discounted property sales

The expected sale of Rent to Buy properties continues to be disrupted by the impact of Covid on the incomes of some purchasers. The rental period for the people affected has been extended accordingly.

We did, however, conclude the sale of 10 properties, including the last of the Greener Homes properties in Arisaig.

Rural Housing Burden

To date, 123 discounted properties have been sold with a Rural Housing Burden (RHB) and right of pre-emption. Spread over nearly 40 remote and rural communities from Staffin to Strontian, these are important community assets.

CHT has exercised its right of pre-emption on 13 properties offered for sale, with one in the pipeline. These properties were re-allocated to people with strong local connections to their community and shows the strength of the RHB as a means of retaining these properties' affordability and control over resale for the benefit of the community.

The Scottish Government has provided CHT with a Buy back loan facility of £500,000 to ensure the funds are available to exercise our right of pre-emption. This is a welcome addition of Scottish Government support of the Rural Housing Burden.

Images L-R:
Greener Homes in
Arisaig; Rent To Buy
homes in Balmacara





IN DETAIL

Self Build Loan Fund

The Scotland-wide Self Build Loan fund, which CHT administers on behalf of the Scottish Government, was extended for a further year until August 2022 due to the level of enquiries and evidence that the mainstream self-build market is not supporting certain types of borrowers.

This includes borrowers in 'rural' or 'remote' areas such as Skye, as well as crofters, and older people.

Due to demand, ministers approved an additional £2 million for the Fund, taking the total to £6 million.

This year, we issued 17 loans (up 31% from last year) with a value of £2,554,600 in seven Local Authority areas, taking the total number of loans issued to 39, with a combined value of £5,846,600 in 12 Local Authority areas.

Images:
The story of a self build
in Skye

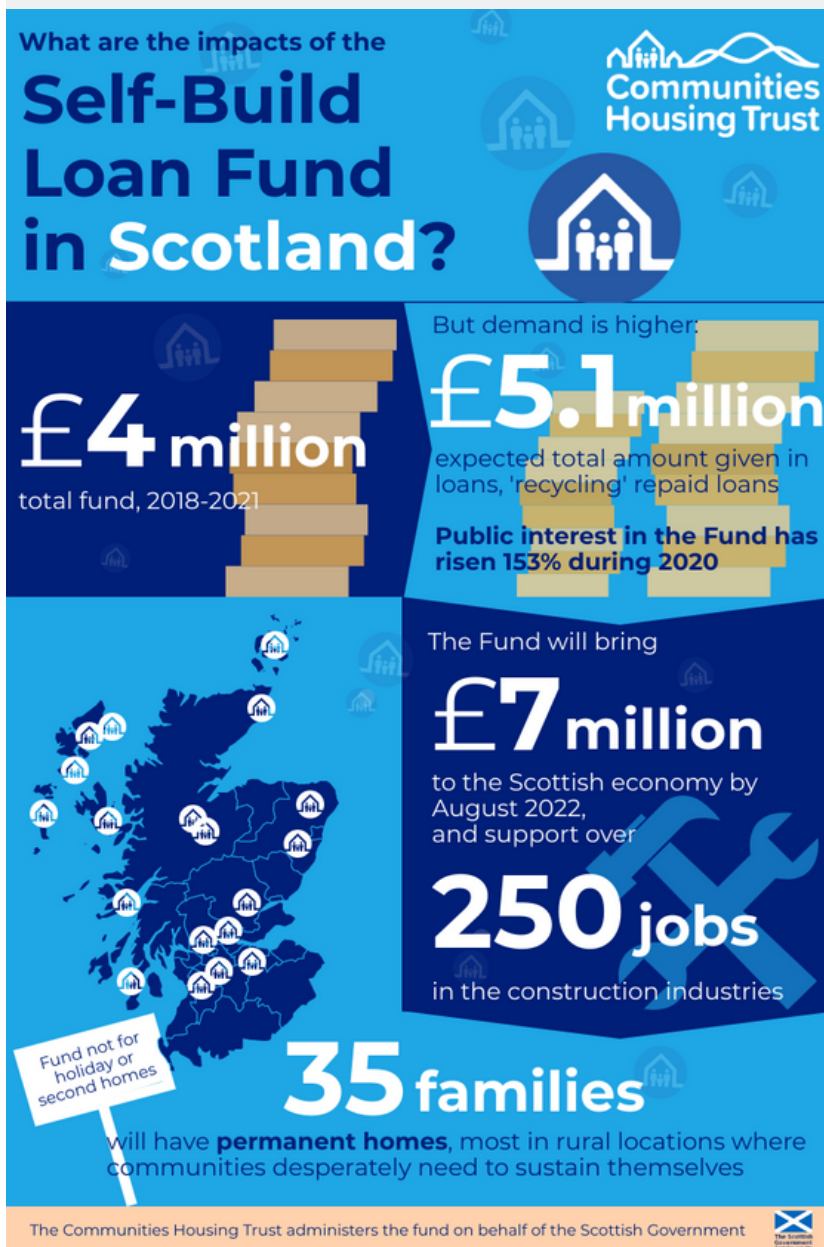
“ We were unable to secure a mainstream mortgage for various different reasons, one being our location. Skye is home for both of us and it was important for us to stay on Skye to be around our families.

After almost losing all hope, we contacted the Communities Housing Trust about the Self Build Loan Fund.

A year later the build is completed and we have moved into our new home.

A massive thank you to Neil and all the team who have made the whole process so straight forward. We would recommend the Self Build Loan Fund to anyone who is thinking of starting a Self Build Project, and hope this fund continues to be available to help those who find themselves in the same situation as ourselves.

Seumas & Katherine Maclean, Isle of Skye



In February 2021, we prepared an infographic (left) and a briefing paper for ministers about the growing need for the Fund, and its impacts so far.

The briefing paper is available on our website.

IN DETAIL

Woodland Crofts partnership

CHT remains a leading member in the Woodland Croft Partnership spearheading the promotion of the woodland croft agenda from Forestry and Land Scotland.

The partnership with Glengarry Community Woodlands to develop a pilot scheme to provide woodland crofts of different tenures including a Rural Housing Burden took some steps forward with GCW securing all funding to buy their land and CHT in the process of acquiring the adjacent site.

We continue to operate the Woodland Trust's bridging finance facility for woodland creation and/or management schemes to qualifying crofters and land managers. The loan fund will continue into 2023.

Woodland Croft partners, supported by the Scottish Government



Image:
Glengarry: Site of
Woodland Crofts and
affordable housing is
on the right of this
image.



IN DETAIL

Funders & partners

CHT would not be as effective without the positive working relationships we have with the Scottish Government's More Homes Division, Local Authorities, Highlands & Islands Enterprise, landowners, RSLs and all the community groups with whom we work.

We would also like to thank the Nationwide Foundation for their continuing financial support and for their flexible and proactive approach to supporting CHT.

With their encouragement, we have also been working closely with South of Scotland Community Housing to formulate a joined-up approach to promoting community led-housing throughout Scotland and lobbying Ministers on related issues.



Image:
Site visit to CHT's discounted self-builds at Rothiemurchus as part of Aviemore Housing Summit with Kate Forbes & Shona Robison, Nov 2021

Balance Sheet at 31 March 2022

Communities Housing Trust Balance Sheet As at 31 March 2022

	Note	2022		2021	
		£	£	£	£
Tangible fixed assets	17		1,591,376		1,379,405
Current assets					
Land banking and Development properties	18	5,897,253		6,972,208	
Debtors	19	91,430		176,126	
Cash in hand		354,223		311,266	
		<u>6,342,906</u>		<u>7,459,600</u>	
Current liabilities					
Creditors due within one year	20	<u>1,016,906</u>		<u>(1,196,942)</u>	
Net current assets			5,326,000		6,262,658
Total assets less current liabilities			<u>6,917,376</u>		<u>7,642,063</u>
Creditors:	21				
amounts falling due after more than one year			(3,216,725)		(3,585,775)
Net assets excluding pension liability			<u>3,700,650</u>		<u>4,056,288</u>
Net Defined Benefit Pension Asset/(Liability)			5,000		(62,000)
Net Assets			<u>3,705,650</u>		<u>3,994,288</u>
Capital and reserves					
Restricted Reserves- Development	23				
- Properties and Development	23		3,123,869		3,222,432
- CHS	23		-		(52,470)
- Faulds Memorial Reserve	23		132,168		132,168
Designated reserves - land banking fund	23		80,023		80,023
Revenue reserves	23		364,590		674,135
Pension Reserves	23		5,000		(62,000)
			<u>3,705,650</u>		<u>3,994,288</u>

These accounts are prepared in accordance with the special provisions of Part 15 of the

Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

These accounts were approved by the Board of Directors on 9th September 2022

The full audited accounts can be downloaded via the QR code or by visiting www.chtrust.co.uk/financial-information.html



Statement of Financial Activities for Year ended 31 March 2022

Communities Housing Trust														
Statement of Financial Activities Incorporating Income and Expenditure Account and Statement of Total Recognised Gains and Losses														
For the Year ended 31 March 2022														
Notes	2021/22					2020/21					Total			
	Unrestricted Funds	Restricted Funds	Total	Unrestricted Funds	Restricted Funds									
	Operational Activity	Rental Properties	Sale of Houses and Land	Pension Fund	CHS	Faiths Reserve	Restricted Reserve	Operational Activity	Rental Properties	Sale of Houses and Land	Pension Fund	CHS	Faiths Reserve	Restricted Reserve
Income Resources	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Incoming resources from charitable activities														
Revenue Grants	4	55,241					115,459	170,700	51,310			82,000		478,815
Rental Income	5		325,578				325,578		309,776					309,776
Sale Proceeds on Land Disposals	6			983,500			983,500			1,587,300				1,587,300
Fee Income	7	304,512					304,512	286,659				33,407		300,066
Investment Income	8	167					167	383						383
Total Incoming Resources		369,920	325,578	983,500	-	-	115,459	1,784,457	318,332	309,776	1,587,300	115,407	-	478,815
Resources Expended														
Charitable Activities														-
Administration and Management	9	587,254	135,051	22,121				744,426	441,205	93,253	88,076	169,058		791,595
Rental Expenditure	5		82,555					82,555		63,905				68,905
Cost of Sale of Land Disposals	6			1,175,401				1,175,401			1,624,110			1,624,110
Bank and Loan Interest Payable	6	500	105,913					106,413	415	91,297				917,717
Cash Backs on Rent to Buy Sales			31,300					31,300		5,000				5,000
Total Resources Expended		587,754	354,819	1,197,522	-	-	-	2,140,055	441,620	258,455	1,712,186	169,058	-	2,581,316
Income (expenditure) and net movement in funds	12	(227,834)	(29,241)	(214,022)	-	-	115,459	(355,638)	(723,268)	51,301	(124,886)	(63,651)	-	478,815
Transfer Between Funds		227,834	(280,304)	214,022	52,470			(214,022)						(112,000)
Net Movement in funds		(309,545)	-	-	52,470	-	(98,653)	(355,638)	(71,967)	(12,886)	-	(63,651)	-	306,815
Other recognised gains/losses														
Actuarial gains/(losses) on defined benefit pension schemes		-	-	67,000		-	-	67,000	-		(62,000)	-	-	(62,000)
		(309,545)	0	67,000	52,470	-	(98,653)	(288,638)	(71,967)	(12,886)	(62,000)	(63,651)	-	366,815
Funds at 31 March 2021		674,135	80,023	(62,000)	(52,470)	132,168	3,222,432	3,994,288						
Funds at 31 March 2022		364,590	80,023	5,000	-	132,168	3,123,669	3,765,650						

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