

# Calder Valley Community Land Trust

## Annual report 2016

Looking back on 2015, looking ahead to 2017



# Welcome

This is the first annual report from Calder Valley Community Land Trust. We launched in September 2014 as a community-led initiative to help provide the affordable housing we need in Todmorden, Hebden Bridge, Mytholmroyd and the upper Calder valley and to hold buildings and land in perpetuity for the common good.

We welcome your support and involvement.

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## ***From the chair, Simon Brearley***

It seems no time at all since, at the prompting of our two town partnership bodies Todmorden Pride and Hebden Bridge Partnership, a few of us first came together to discuss the idea of establishing a community land trust locally. We were conscious that our valley, like the rest of the country, is suffering from a shortage of housing, particularly affordable rental housing. We were keen to demonstrate that our communities could make a real difference in helping create new homes – on our own terms, and not simply on terms imposed by external developers. We thought there would be support locally for the idea of a CLT.

We were right. Those early meetings led to our formal launch (in Todmorden and Hebden Bridge) in September 2014, and to our incorporation as a community benefit society in November that year. We have also successfully received recognised charitable status.

We are member-led, and it is our 60+ members who elected our ten trustees at our first AGM in Autumn 2015. This annual report covers the slightly-longer-than-just-a-year period from legal incorporation until the end of 2015.

We have, we think, achieved a lot in our first year. You'll be able to read about some of the highlights in this report. But our sights now are firmly on the future, not the past. We have three projects well under way, and are regularly being approached to consider other ventures. We are, we hope, beginning to make a difference.

For the Calder Valley CLT to realise its full potential, it will need as much support as possible from within our communities. If you haven't already, please join with us now.

# Independent living bungalows in Walsden

Calder Valley CLT has entered into partnership with the local Todmorden almshouse charity John Eastwood Homes, in order to build six new two-bedroomed bungalows for independent living in Birks Lane, Walsden. These new homes will complement the twelve existing bungalows which John Eastwood has previously built for older local people.

The CLT has held productive talks with Calderdale council, the previous landowner, and the land will be formally transferred by Calderdale to the CLT in 2016. Building work is expected to be well advanced in 2017.

The CLT will be looking to make the bungalows models of sustainable, environmentally-friendly construction. The 'HAPPI' (Housing our Ageing Population: Panel for Innovation) standard will be met.



Our consultation day in Hebden Bridge in February 2016

## **The Fielden Centre – held by the CLT in perpetuity for the community**

It was a serendipitous meeting at the CLT's very first launch event in Todmorden in Autumn 2014 which, thanks to the generosity of the previous owners, has led to the Fielden Centre being gifted to the CLT. The Fielden Centre is a fine Grade II listed former art school, which has now been lovingly restored.

The CLT holds ownership of the centre and works very closely with the Fielden Centre Association charity, which continues to manage and operate the building.

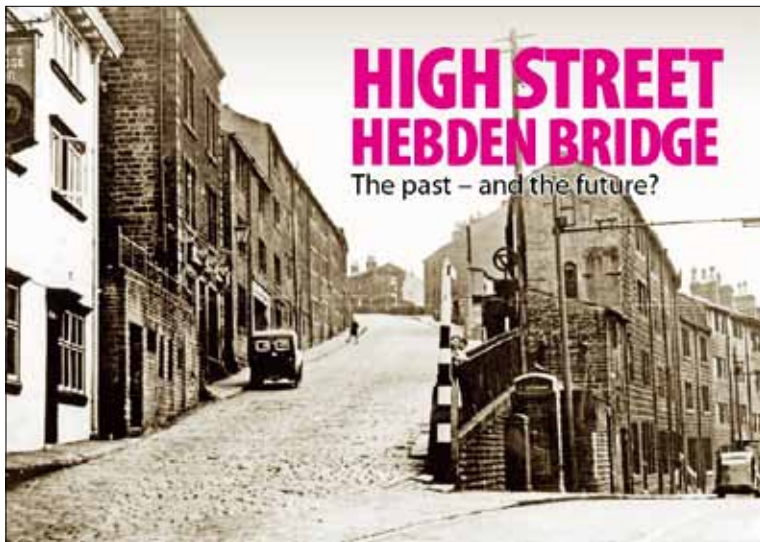


The Fielden Centre is a much-loved community resource. [Photo: Storah Architects]

# First steps towards new affordable housing in Hebden Bridge

Hebden Bridge has a particular shortage of affordable housing for the town's young people, as they leave the family home and set up their own homes. The CLT's approach is to look to see if housing can be brought back to parts of the town which once were built up, and our main focus has been on the High Street area (between Bridge Lanes and Heptonstall Rd), once a major area of housing until the 'slum' clearances of the 1960s.

Thanks to a pre-feasibility grant we have been able to commission initial engineering and surveying work for this site, and we are now proceeding to move towards more detailed feasibility work.



Our booklet of old photos, published Autumn 2015, showing the High St/Bridge Lanes area as it once was.

# Our governance

The first election for trustees of the CLT took place at our 2015 AGM. The following trustees were elected:

- Simon Brearley, MRICS (chartered surveyor; chair, Todmorden Pride) – chair
- Andrew Bibby (writer and journalist; secretary, Hebden Bridge Partnership) – secretary
- Helen Woods (housing consultant) – treasurer
- Hilary Chadwick (architect, university lecturer)
- Mark Holtom (local government officer)
- George Kidd\* (joinery business)
- Graham Mynott (Executive director, local charitable trust)
- David Nugent (Manager, Social housing organisation)
- Maggie Smallwood (biochemist, university researcher)
- Ian Vickridge (civil engineer, university lecturer)

\* George stepped down as a trustee during 2016

Trustees met monthly during 2015, and held two strategic planning awayday sessions during the year. Trustees also served on sub-committees and task and finish working groups.

The trustees have agreed the following statement, to encapsulate the CLT's mission:

**“Securing a vibrant future for all in the Calder Valley by holding land and buildings sustainably on behalf of the community.”**

# Financial accounts, Nov 14 2014 (incorporation) – 31 Dec 2015

<b>Income</b>	<b>2015 unrestricted funds £</b>	<b>2015 restricted funds £</b>	<b>2015 total funds £</b>
Grants and donations	600	18915	19515
Membership	326		326
<b>Total income</b>	<b>926</b>	<b>18915</b>	<b>19841</b>
<b>Expenditure</b>			
Printing	121	983	1084
Venue	177	372	549
Incorporation		530	530
Travel		227	227
Website	100		100
Consultancy		5034	5034
Regulatory fees	60		60
Subscription	25		25
Architects fees		3000	3000
Graphic design		216	216
Training		10	10
Structural engineer fees		900	900
Postage	8		8
Independent examination	360		360
<b>Total expenditure</b>	<b>851</b>	<b>11252</b>	<b>12103</b>
<b>Net income before tax</b>	<b>75</b>	<b>7663</b>	<b>7738</b>
Less corporation tax payable	0	0	0
<b>Net income after tax</b>	<b>75</b>	<b>7663</b>	<b>7738</b>
<b>Balances carried forward</b>	<b>75</b>	<b>7663</b>	<b>7738</b>

We acknowledge with grateful thanks the following grants:

- DCLG (Locality – community buildings fund) £10,000
- National CLT Network £4615
- Community Foundation for Calderdale £4300
- Todmorden Pride £300
- Hebden Bridge Partnership £300



Our full accounts can be found on our website, [www.caldervalleyclt.org.uk](http://www.caldervalleyclt.org.uk)

# Join us!

## Become a member of Calder Valley Community Land Trust

name:

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address:

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email address:

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[This is the way we will contact you. Please make absolutely sure your email address is legible]

phone number:

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age (if you are under 16)

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I wish to become a member of Calder Valley Community Land Trust Ltd and enclose an initial donation [legal minimum £1, recommended minimum if waged £5, supporter member £25]

£50  £25  £10  £5

Other : £

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Please make cheques payable to Calder Valley Community Land Trust Ltd

### Gift aid declaration\*

I am a UK tax payer and confirm that I wish to make this and any future donations to Calder Valley Community Land Trust through the Gift Aid scheme.

Signature

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\*For Gift Aid purposes, you need to have paid or to pay an amount of Income Tax and/or Capital Gains Tax for each tax year that is at least equal to the amount of tax that all the charities that you donate to will reclaim on your gifts for that tax year. (Other taxes such as VAT and Council Tax do not qualify). Please notify the CLT if you want to cancel this declaration, if you change your name or home address or if you no longer pay sufficient tax on your income and/or capital gains.