

Calder Valley Community Land Trust Ltd
Draft minutes of Annual General Meeting, held at the Stubbing Wharf, Fri May 19
2017, 6.30pm

Members present: Andrew Bibby, Carol Hayward, David Nugent, Hannah Nadim, Helen Woods, Ian Vickridge, Jane Scullion, Maggie Smallwood, Melvin Coleman, Nigel Sagar, Richard Henderson, Sarah Pennie, Robin Pennie, Simon Brearley, Mark Scott, Robin Asby. Also present: Penny Marrington, Karin Lawson.

Apologies received: Annie Grist, Joyce Catterick, Janet Battye, Hazel Neilson, Angela Neilson, Mark Holton; also received from Geoff Tansey, Sarah Rae, Mike Crawford, Yvette Laithwaite, Sarah Clements.

1. Simon Brearley (chair) welcomed all present to the meeting.
2. The minutes of the AGM held on Sat Sep 10 2016 were approved as circulated, as a correct record.

3. Secretary's report.

Andrew Bibby gave the secretary's report. He explained that the CLT AGMs were, as from this one, being held in the Spring, to better tie in with the calendar year for accounts.

Membership during 2016 had grown from 52 to 67, and the target remained 100 which trustees would like to achieve by the end of 2017.

Eleven trustee meetings had been held during 2016, and two task groups (High Street and Walsden) had also met regularly. Trustees attended events organised by Locality and the National CLT Network. Meetings were held regularly with Calderdale council, John Eastwood Homes, the Homes and Communities Agency and with our architects and professional advisers. Discussions had been held with Triodos Bank and Charitybank.

The secretary thanked Hilary Chadwick and Hazel Neilson, who had recently stepped down from the board, for their contribution.

One recent very positive development had been the successful award of a grant from Big Potential, worth £88,000, to enable the CLT to progress investment readiness for both developments. The award was made to the CLT, in partnership with Locality.

4. Report on High Street development

David Nugent gave a report, pointing also to the architects' drawings on display in the room.

A grant of a little over £37,000 from the DCLG/Locality community buildings fund had enabled much work towards planning to be undertaken on the High Street site. A small number of surveys remained to be undertaken, and separate fund-raising was being undertaken for this.

Three public consultations had taken place during early 2017. The response was mostly positive, with some concerns at traffic implications. Parking and traffic management was being included in the proposed plans.

A sustainability action plan for the development was being drawn up, and a meeting had been arranged for Tues June 5.

The likely cost of the total build would be around £3.5m. The trustees still intended to launch a community share issue, to raise some of the investment capital needed.

5. Walsden development.

Helen Woods gave a report. Proposals to build six independent living bungalows on land in Birks Hall Lane, Walsden were progressing, and it was hoped that the planning application could be submitted shortly. The development would be in partnership with John Eastwood Homes (almshouse charity).

Work was being undertaken to apply to the HCA for grant funding under the Affordable Homes programme.

It was hoped that the units would be built and lived in by next year.

6. Fielden Hall.

Andrew Bibby gave a short report. The CLT, as freeholder of the community centre, was continuing to work closely with the Fielden Centre Association, and Andrew said that he was pleased to see the FCA's Secretary Sarah Pennie present. A wedding licence had been obtained, and the FCA had decided to rename the centre as Fielden Hall.

Flood resilience work had been undertaken, with the help of a grant.

7. Annual accounts.

Helen Woods introduced the accounts, which had been independently examined by West Yorkshire Community Accounting Service. Total income, of £47,000, was primarily because the value of Fielden Hall and the Birks Hall Lane land had been included for the first time in the accounts.

The CLT's main income was from membership fees and donations, and from rent from the FCA. Much of the rent from the Fielden Centre was being put into a sinking fund for future maintenance.

The major DCLG/Locality grant for High Street feasibility work would show up in the 2017 accounts, as would Big Potential funding.

The meeting approved the accounts with a show of hands, agreed nem con.

8. Trustee elections.

Andrew Bibby took the chair for this item, and explained that there were four candidates for election as trustees, Simon Brearley, David Nugent, Helen Woods (all retiring trustees) and Mark Scott.

He asked if the meeting would agree to undertake the voting by public show of hands, and this was agreed. He asked if the meeting would agree to take the four candidates en bloc and this was also agreed.

The vote was therefore taken, and all four candidates were elected by show of hands, nem con.

9. Resolution.

The following resolution was agreed by show of hands (nem con): "It is resolved that, for the financial year 2017, Calder Valley Community Land Trust will appoint West Yorkshire Community Accounting Service to undertake an independent examination of the accounts and not to undertake a full professional audit."

10. Discussion.

The meeting was followed by a discussion.

Hannah Nadim asked if potential tenants of High Street had been engaged in the planning work. David Nugent replied that an informal session focused at young people had taken place in a winebar in Hebden Bridge in early Spring, but it was difficult to reach younger people who might be in housing need at the time when the development was complete. Ian Vickridge advised that a small number of people had indicated that they were interested in co-housing, but that the group was not large enough or coherent enough for this particular development.

Jane Scullion pointed out that the Calderdale Local Plan would be published in the Autumn, and asked if the CLT had thought to engage the council in identifying possible plots of development land. Andrew Bibby replied that a meeting with the head of planning and Cabinet portfolio holder had been arranged for June.

Simon Brearley suggested that, in time, the CLT might be strong enough financially to be able to acquire development land in the market. It was noted that the CLT was keen to extend its work to Mytholmroyd.

The meeting was formally closed at 7.30pm