

Our news, May 2019

Well-attended AGM resolves to do more work on Hebden Bridge development

We were pleased to welcome over thirty members and supporters to the 2019 AGM of the Community Land Trust, held on Saturday May 18. We hope that, if you were able to be there, you found the meeting useful.

As you'll probably recall, the CLT's trustees had decided that it would be the membership as a whole who took the decision on the way forward for the Hebden Bridge (High Street) development, which was turned down for planning consent last February. So the AGM was the occasion for that decision to be taken.

The meeting heard that there were various options, including a Planning Appeal, a possible resubmission of revised plans, or just walking away from the whole idea. There was a lengthy and productive discussion, and at the end members agreed that it was appropriate to undertake some further work on the proposal.

The resolution passed is this: *This AGM of members of the Calder Valley Community Land Trust*

a. expresses its profound disappointment at the decision of the Calderdale Planning Committee (by 3 votes to 2) on 5 February to reject planning permission for the High Street development in Hebden Bridge

b. notes that the planning officer recommended approval of the CLT's plans

c. expresses its thanks for the many CLT members and friends who have supported the High Street development, and its disappointment that some in the community did not support it

d. instructs the trustees to seek funding to undertake further work on the development, including researching steps which might mitigate the objections raised at the Planning Committee and by objectors, and to proceed to resubmission of revised plans if this appears appropriate and financially viable.

You will find the full set of draft minutes on our website, at <http://caldervalleyclt.org.uk/who-we-are/>

The walls are going up at Walsden development

Most of the groundwork, including the necessary piling work, has been completed at the Walsden site where the CLT is constructing six independent-living bungalows. This work has been challenging: the ground turned out to have some enormous boulders under the surface, which are no doubt geologically interesting but which required unexpected extra work from the contractors.

However CLT trustees at the regular site meeting held on May 20 heard that these difficulties have been resolved. Walls for three of the bungalows are already being constructed.

Promoting Community-led housing in Calderdale

We're very pleased that the CLT has been able to attract a grant of £20,000 from Homes England/Calderdale Council, to act as the agency which helps support other

community-led housing initiatives in the borough. This means support for housing initiatives from other community-based groups like the CLT. The remit includes co-housing, housing co-operatives and self-build, as well as CLT-type bodies elsewhere in Calderdale.

The project was launched at a public event held in the Piece Hall on May 20, where we were pleased to welcome around fifty people. A thank you to our panellists, and to the representatives from the Halifax Women's Centre, Calderdale Friends of Dorothy and the Calder Valley co-housing group who shared information on what they were doing.

You will find more information about the community-led housing initiatives on our website, at <http://caldervalleyclt.org.uk/calderdale-community-led-housing-support/> You can contact the project worker Marc Collett on 07830 245292, or via info@caldervalleyclt.org.uk

Membership approaches 140

The CLT is a member-led community benefit society. At the end of last year we wondered whether we would ever cross the 100 member threshold. Well, we have, and not only that: we have been delighted to welcome over forty new members since January. Thank you if you have recently joined. And if you're still not a member, will you consider joining up? Details are on our website.

How you can help

We have a number of 'task groups' which meet regularly to progress individual CLT projects. One group oversees the Walsden build, another is following up the High Street development proposal in the light of the AGM resolution, and we will also soon need to begin work on a business plan for the proposed transfer of Hebden Bridge signal box into CLT custodianship. If you feel you might be able to participate more actively in the CLT's work through one of the task groups, please contact our secretary Andrew on info@caldervalleyclt.org.uk.

Walsden community share capital

Advance notice that we will be approaching those members who have undertaken to invest in the limited 'pilot' community share issue for the Walsden development in June, asking you to make your investment capital available to us shortly. (If you have pledged capital towards the main community share issue, the launch is obviously postponed until the situation with the Hebden Bridge development becomes clearer).