**Calder Valley Community Land Trust**

**News, September 2019**

**Invest in the CLT**

We invite you to invest in the Calder Valley Community Land Trust. We are looking to build our capital reserves and to complete the development of six new bungalows, to be let at affordable rents, on land at Birks Lane, Walsden.

We are seeking at this stage to raise no more than a total of £35,000 through seven investments of £5,000 apiece from individuals or charities who support the CLT and want their money to achieve more than just financial returns. (The investment, in the form of withdrawable share capital, will primarily be for social return; however our business plan anticipates that we will be able to pay a limited rate of interest.)

We have mailed a number of CLT members who have previously indicated that they would be interested in investing £5,000 or more in the CLT. (Thank you if you are one of those we have contacted who have already sent back the investment form.)

If you have not received the prospectus but would like to consider an investment, the full offer document is available on our website at [www.caldervalleyclt.org.uk/docs/Walsden.doc](http://www.caldervalleyclt.org.uk/docs/Walsden.doc)

(We anticipate running community shares in the future for other projects, where the minimum investment will be less.)

**Applications for the Walsden bungalows**

A number of people have asked how we will be choosing tenants to the new bungalows. Obviously we have to ensure that we have a selection procedure in place which is transparent, accountable and fair.

This is what you need to know:

- We will be using the online KeyChoice system (<http://keychoice.housingapplications.co.uk/property-search/>) for our four bungalows. KeyChoice is used by a number of housing associations locally. Prospective tenants (who will need to be 65+) will need to register with KeyChoice and also to advise us (info@caldervalleyclt.org.uk) of their interest.

- We expect to advertise the bungalows in mid-October, at which point there will be the opportunity of bidding (expressing an interest) in the properties. We will be taking into account housing need (as demonstrated by KeyChoice), but also strong local connection to the Todmorden/Walsden area.

- A sub-committee of trustees will comprise an Allocation Panel, and will review all applications (bidders). This panel will advise all applicants whether or not their application has been successful

- Calderdale council will be working with and advising our Allocation Panel. The council have made the CLT a grant of £40,000, for nomination rights for two of our bungalows.

- We expect the new homes to be ready for occupancy at the very start of 2020.

Prospective tenants also need to understand that two of the six bungalows have been paid for and will be owned by the existing Todmorden almshouse trust John Eastwood Homes. John Eastwood have their own separate procedure for allocating their homes: contact the trust c/o 46 Halifax Rd, Todmorden OL14 5QG for their application form.

**More on Walsden**

The build is now progressing apace, with the roofs on. There’s still plenty of work to do inside and outside, but we are already planning a community celebratory event, in partnership with Joh Eastwood Homes, when the new homes will be open for all to admire. Date and details soonish.

**Fielden Hall**

The CLT is the legal custodian of the beautiful Fielden Hall in Todmorden, the community centre run operationally by a separate charity the Fielden Centre Association. An opportunity has emerged to acquire the two privately owned houses which abut the centre, something which would give the CLT control of the whole site. We are at an early stage of exploring the feasibility of this.

**Hebden Bridge development at High Street**

We are undertaking further research work to see if it will be appropriate to submit new planning proposals for the High Street land in Hebden Bridge. Our proposed major community share issue has inevitably had to be postponed for the time being.

**Hebden Bridge signal box**

We will shortly be convening a meeting of CLT members and others who have expressed an interest in saving the now-empty Hebden Bridge signal box. This is not necessarily a straightforward project, but if the box can be preserved for the community, the CLT is committed to trying to play its part. Contact our Secretary (info@caldervalleyclt.org.uk) if you want to join this informal group.

**We have an office**

We are delighted to say that the CLT has now moved into Hebden Bridge Town Hall, sharing an upstairs office with two other community organisations (Calderdale Friends of Dorothy and the Fox & Goose Co-operative). Our postal address and registered office has therefore changed to: **Calder Valley CLT, The Town Hall, St Georges Street, Hebden Bridge HX7 7BY**

**Supporting other community-led housing initiatives**

We have a small amount of funding to support other community-led housing initiatives in Calderdale. (This means such things as co-housing schemes, self-build ventures, housing co-ops, non-profit housing from other community organisations, and CLTs elsewhere in the borough). Email our project officer Marc Collett on projects@caldervalleyclt.org.uk